

FOR SALE

# 1695 BUFORD HWY

DULUTH, GA 30097

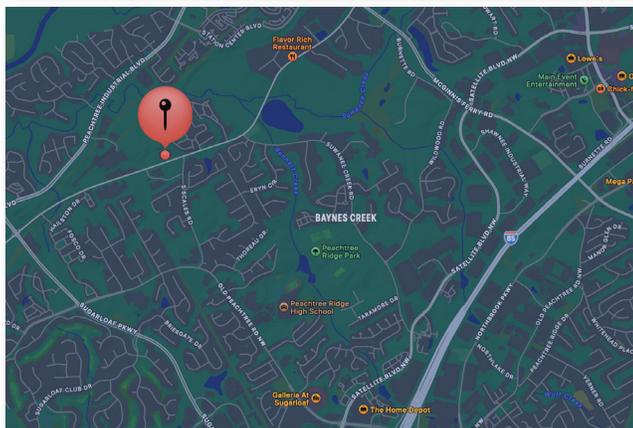
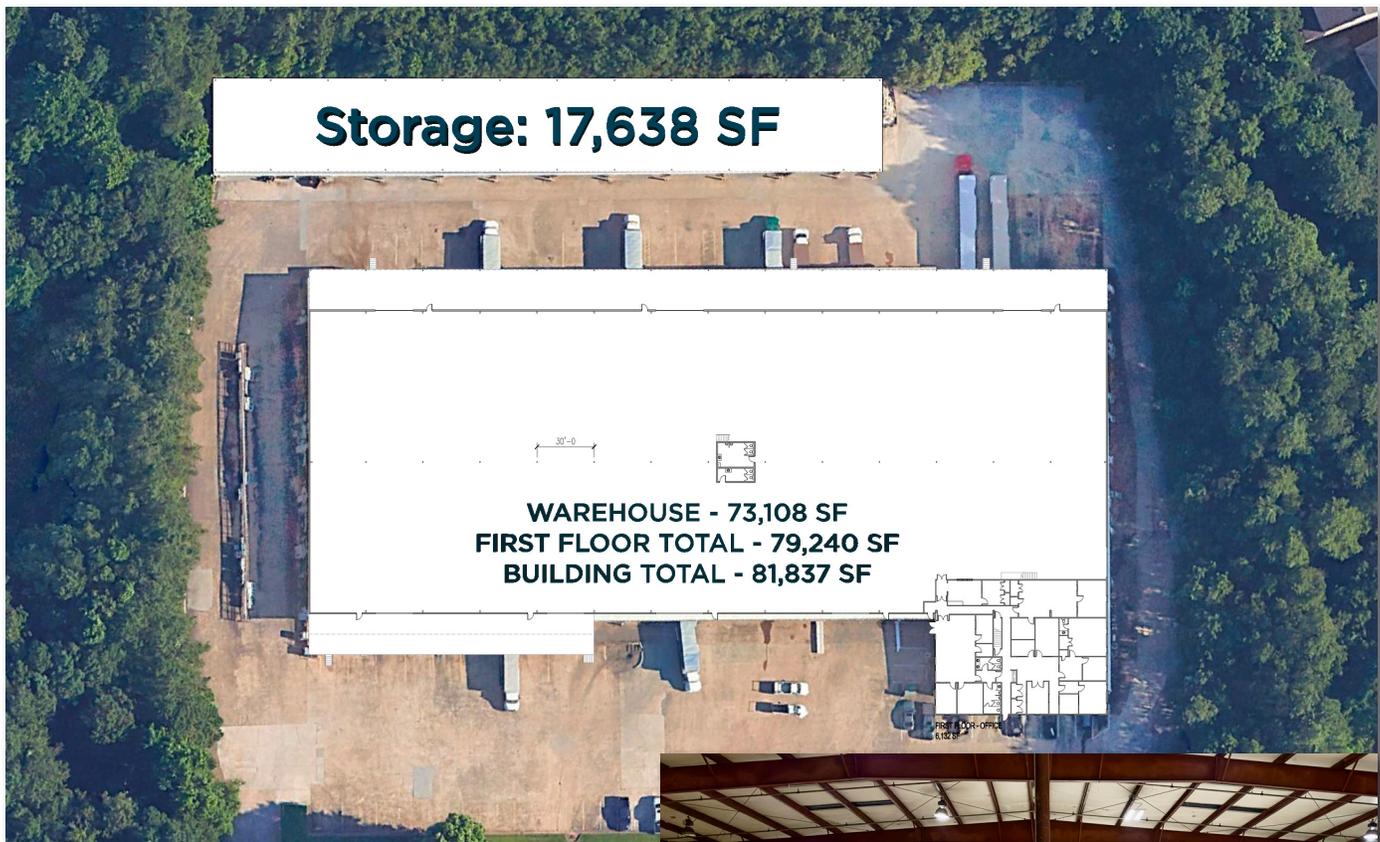
100% ABSOLUTE NNN LEASED ◦ INVESTMENT GRADE  
SINGLE TENANT ◦ MISSION CRITICAL  
INVESTMENT OPPORTUNITY



79,240 SF WAREHOUSE  
ON 7.95 ACRES



# PROPERTY HIGHLIGHTS



## PROPERTY

Total Building Size: 79,240 SF

Office Component: ±9,000 SF

Clear Height: 18'-23'

Zoning: M-1 (Light Industrial)

Loading: Five (5) Dock-High (Oversized), Three (3) Drive-In (Oversized)

Outside Storage: -17,500 SF three-sided covered / IOS

# INVESTMENT HIGHLIGHTS

## PROPERTY OVERVIEW



### ADDRESS:

1695 Buford HWY  
Duluth, Georgia



### OCCUPANCY:

100%



### BUILDING SIZE:

±79,240 SF



### YEAR BUILT:

1985



### LAND AREA:

±7.95 acres



### USE:

Industrial | IOS

## FINANCIAL OVERVIEW



### TENANT:

A+ Credit, in the Building  
Materials Industry



### UPSIDE:

Mark-to-Market  
at '28 Expiration



### WALT:

± 2.5 Years



### LEASE EXPIRATION:

8/31/2028

With no options to extend the lease

## Location Advantages

- Positioned directly on Buford Highway, providing immediate access to major transportation thoroughfares and some of Atlanta's most affluent neighborhoods
- Strong Labor Pool – Positioned in a deep labor market ideal for service, logistics, and trade-oriented businesses.
- Critical access to customers throughout the Atlanta metro area reducing drive times for crews and deliveries.

## Investment Rationale

- ± 2.5-Year WALT provides immediate income with less exposure to long-term rate risk
- In-place rents remain below market levels, creating a clear re-pricing opportunity at rollover
- Rare infill industrial asset with paved outside storage, difficult to replicate at today's replacement costs
- Strong appeal to service-oriented and trade users, supporting high tenant demand

**FOR MORE INFORMATION, PLEASE CONTACT:**

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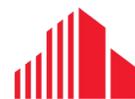
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